

**11324 96A Street**  
**Grande Prairie, Alberta**

**MLS # A2207059**



**\$279,900**

<b>Division:</b>	Mountview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	955 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	RG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** N/A

Tucked away on a quiet street in Mountview sits this pristine and modern home that you can be proud of. This functional bungalow complete with large car port has been updated throughout and features a stunning kitchen with butcher block island and beautiful open shelving. The main level has 3 bedrooms, an updated bathroom, and a spacious living room with huge windows, pretty built-ins and a cozy fireplace. The basement is totally developed, with a massive secondary living room area, w 4th bedroom, laundry, and plenty of room for storage. Outside you will find a large deck with built in benches, 2 sheds, a huge garden, several brand new raised garden beds and perennials galore! This home is ready for immediate possession and perfect for anyone looking to buy their first home or downsize. What a great opportunity to own a home in the established community of MOUNTVIEW and to create a space of your own! Updates done in the last few years include a new HIGH EFFICIENCY FURNACE, HWT, SHINGLES, PAINT AND FLOORING throughout, COUNTERTOPS, BACKSPLASH AND STAINLESS STEEL APPLIANCES and so much more! So don't walk, RUN and come see this glorious home for yourself!